

F I F T Y | T W O

SOUTH MOLTON ST

LEASEHOLD

T H E O P P O R T U N I T Y



52 South Molton Street

FIFTY TWO



52 SOUTH MOLTON STREET

A spectacularly designed three-bedroom triplex located just off Bond Street.

This unique, newly-constructed apartment has been finished to the highest of specifications including offering incredible space and light, comfort cooling, luxury fitted kitchen and bathrooms, underfloor heating and private roof terraces, as well as a retractable roof in part of the main living area.

Presented by award-winning luxury developers, The Door, in conjunction with C2 Architects, this apartment offers what many cannot - privacy and tranquility in the heart of Mayfair, and a niche unique space which rarely exists. Internal accommodation measures over 1,850 square feet with generous entertaining space and high ceilings.

The living area has a wonderful open-plan reception, kitchen and dining room, windows to two aspects as well as a retractable roof in the conservatory area. There is ample storage throughout the apartment as well as a guest WC and a further discreet space for the Control4 Smart Home Automation System to be housed.

The interior features are superb, and listed in detail on the specification page. These include bespoke kitchen furniture by Poliform Varenna, Miele appliances, Wise Smart lighting, multi room audio system, Smart climate control, intruder alarm system, Cat6 data wiring infrastructure and ultra-fast broadband.

The master bedroom suite occupies the entire second floor, and includes a fully-fitted dressing room, bathroom and private roof terrace. The top floor (third) houses the second bedroom with private terrace, a bathroom and a third bedroom/study.

There is air conditioning to all floors, providing heating and cooling, and underfloor heating to the kitchen/living/dining/conservatory areas as well as all bathrooms.

THE FEATURES

The materials and design used in the construction of the apartment provide the luxurious feel of a private and intimate sanctuary in the heart of London. A full specification is provided within this brochure, but here are a few of the key features;

- The apartment has been finished to the highest of standards and offers an abundance of space and light
- Kitchen, dressing rooms and other feature furniture supplied by Varenna Poliform
- Kitchen appliances by Miele
- Opulent bathrooms featuring Starck, C P Hart and Riluxa furniture and hardware
- Air conditioning and underfloor heating throughout
- Incorporating the Control4 Smart Home Automation System
- Feature lighting throughout
- Fully porcelain-tiled bathrooms
- Conservatory area with electrically operated opening glazed roof
- Private terraces from both bedrooms
- The property qualifies for a residents parking permit



LIVING SPACE

The main living area at 52 South Molton Street

KITCHEN

The kitchen at 52 South Molton Street

FIFTY TWO
RESIDENCES

TERRACE

The terrace at 52 South Molton Street

FIFTY TWO

M A S T E R B E D R O O M

The master bedroom at 52 South Molton Street

BATHROOM



FIFTY TWO

T H E L O C A T I O N



South Molton Street

HEATHROW AIRPORT
25 MINS

LONDON BRIDGE
8 MINS

WATERLOO
5 MINS

WESTMINSTER
4 MINS

GREEN PARK
1 MIN

THE LOCATION

Mayfair might be fashionably frenetic, but South Molton Street exudes calm. The shops of Oxford Street and Bond Street are just moments away, but you'd never know it from 52 Molton Street. Situated through a discreet doorway, the beautifully designed triplex apartment provides an oasis of calm.

With its central location and excellent public transport facilities, Mayfair allows easy access to the rest of London. Nearby underground stations include Bond Street (Central and Jubilee lines), Marble Arch (Central Line), Green Park (Jubilee, Piccadilly and Victoria lines) and a number of regular and varied bus services.

The introduction of Crossrail, Bond Street will provide even faster access across the Capital, with Heathrow Airport just 25 minutes away and only 8 minutes to Liverpool Street.

If you are in the mood for an early evening stroll and some green spaces, Hyde Park, St James Park and Green Park are also just minutes away.

 BOND ST

TOTTENHAM CT RD
2 MINS

PADDINGTON
3 MINS

FARRINGDON
4 MINS

LIVERPOOL STREET
8 MINS

CANARY WHARF
13 MINS



The local area



OUT AND ABOUT

Due to the area's elegant surroundings and rich history the location is characterised by luxury retailing, exclusive restaurants, renowned hotels and high profile art galleries. All of this has contributed to the prominence of Mayfair and cemented its reputation as to where the world's elite live, work and play.

● RESTAURANTS

1. Roka
2. Nobu
3. Hakkasan
4. Scott's
5. Maze
6. Sexy Fish
7. 34 Mayfair
8. Le Gavroche
9. Pollen Street Social
10. Novikov

○ HOTELS & CLUBS

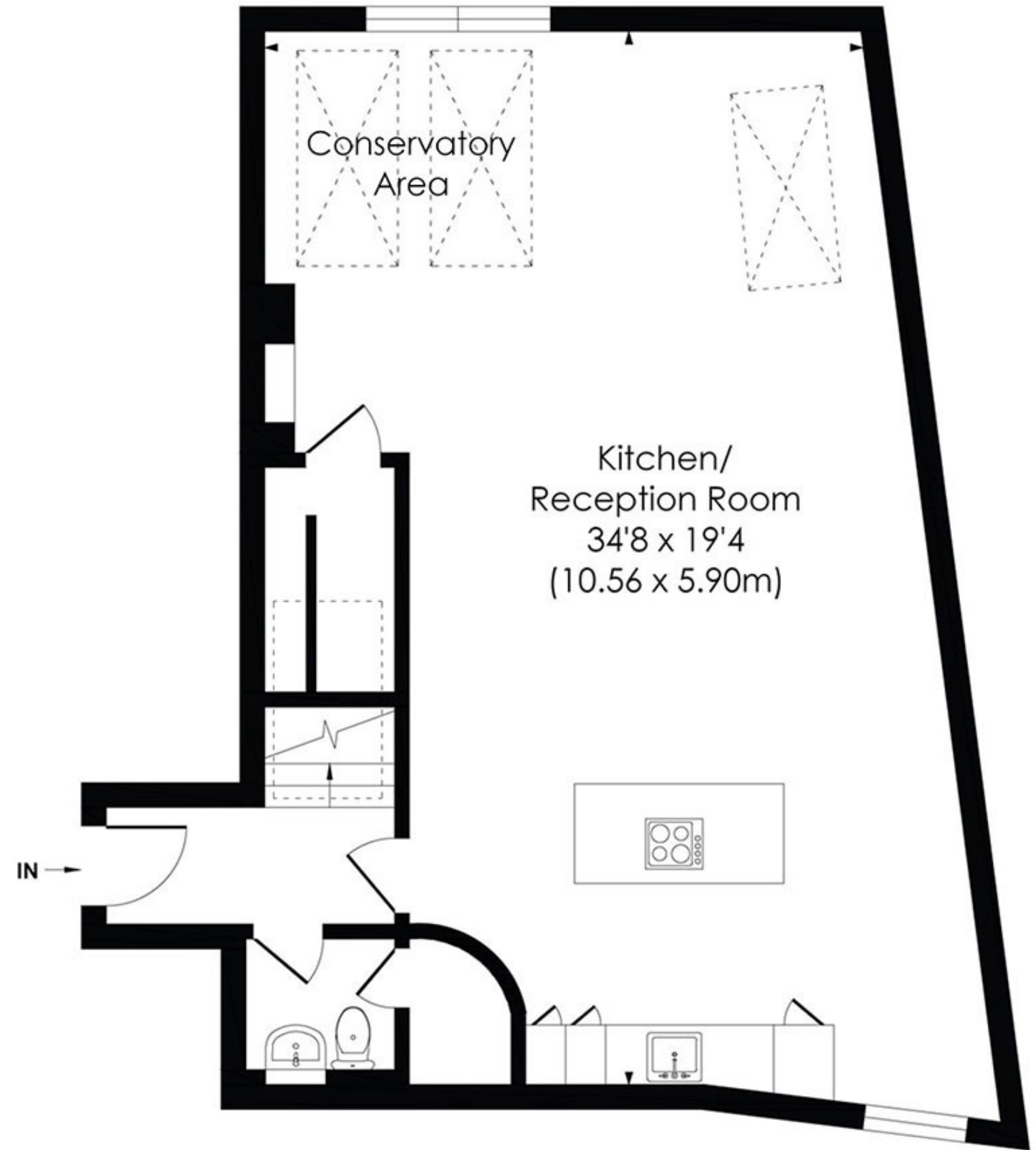
1. Claridge's
2. The Connaught
3. The Dorchester
4. Morton's
5. Annabel's
6. The Arts Club
7. The Westbury
8. The May Fair
9. The Ritz
10. Brown's Hotel

T H E F L O O R P L A N S

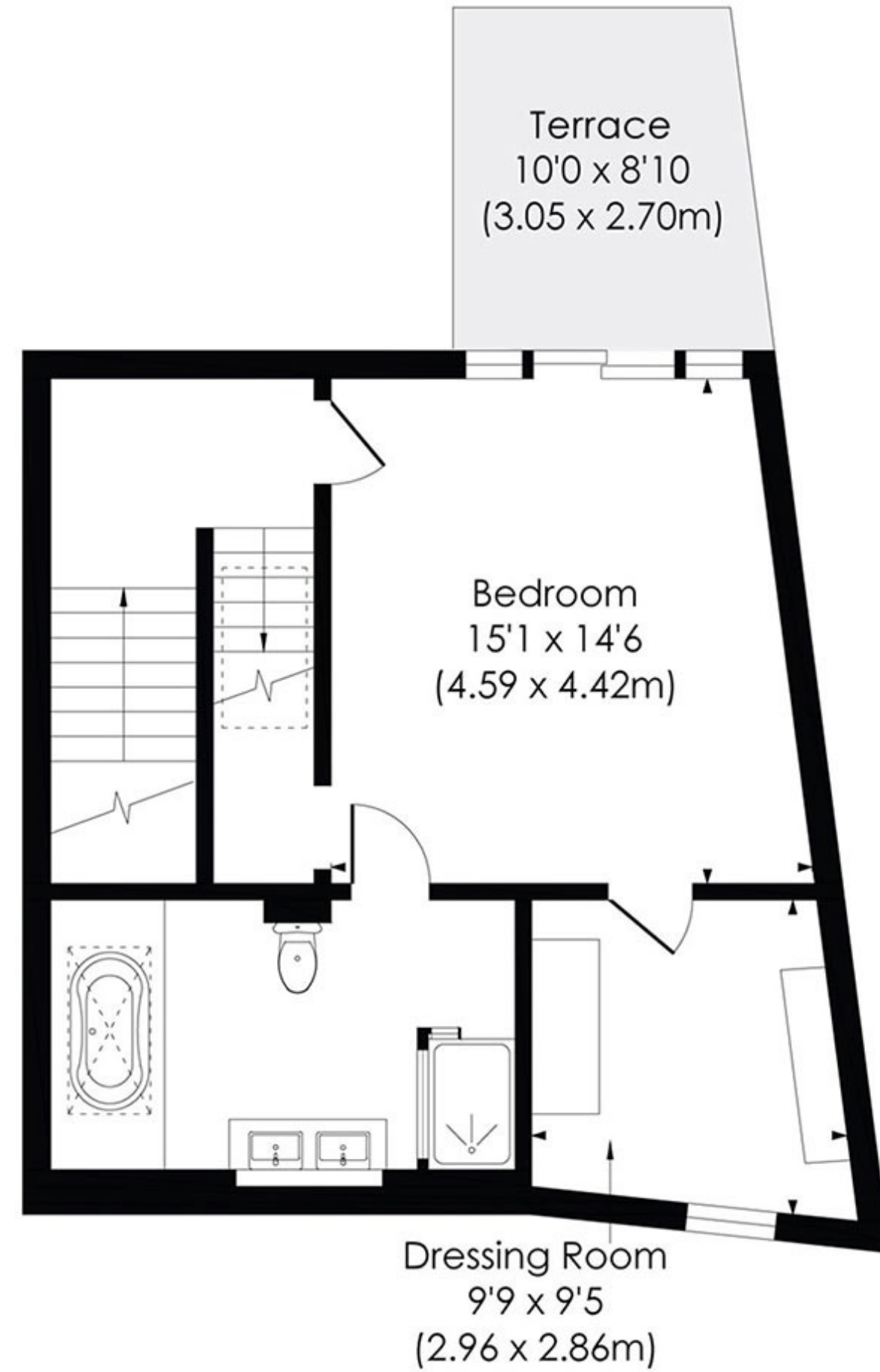


The dressing room at 52 South Molton Street

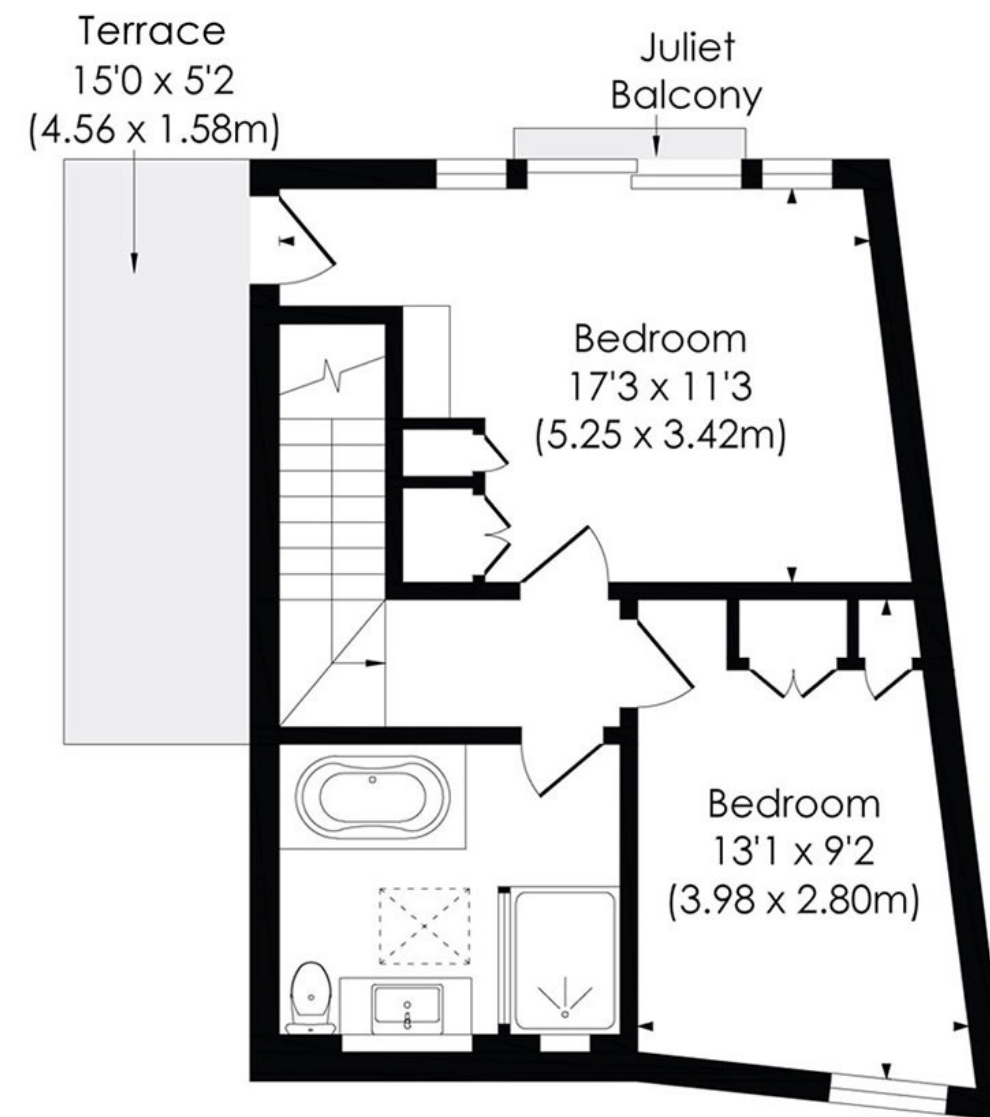
F I R S T F L O O R



S E C O N D F L O O R



T H I R D F L O O R



T H E S P E C I F I C A T I O N S



The second bathroom at 52 South Molton Street

KITCHEN

- Bespoke furniture by Varenna Poliform
- Calacatta Gold polished stone work surfaces
- Miele multi-function oven
- Miele combination oven and microwave
- Miele induction hob with integral countertop extractor
- Miele integrated fridge and freezer and wine cooler
- Miele integrated dishwasher
- Siemens integrated washer dryer
- Quooker Pro 3 Fusion combination hot, cold and boiling water mixer tap
- Blanco Andano under-mounted basin with stone sides
- Integrated feature lighting including to furniture interiors
- Soft-close cabinets and drawers

BATHROOMS

- Bespoke furniture by Riluxa including oversized baths
- Philippe Starck showering WC's
- ra2 heated towel rails and hardware by C P Hart
- Fully-tiled walls and floors
- Heated demisting mirrors
- Wall-mounted television to Master Bedroom En Suite, and to Bathroom
- Integrated feature lighting throughout

HEATING & COOLING

- Air conditioning to all floors providing heating and cooling
- Underfloor heating to ground floor Kitchen/Living/Dining/Conservatory
- Underfloor heating to all Bathrooms

CONTROL4 SMART HOME AUTOMATION

- Control4 Smart Home Automation System integrates all Smart technology installed within the Apartment
- An on-wall 7" touchscreen provides overall control of lighting, heating, cooling, audio/visual, window dressings, intruder alarm and door entry systems, and other applications if desired
- Control4 can also be accessed via Apple and Android devices, meaning system can be controlled via Smartphone from anywhere in the world
- Upgradeable system, possible to add further functions
- Control4 Smart Home Automation System controls the following platforms -

WISE SMART LIGHTING

- Provides scene-setting lighting control throughout the Apartment
- Light the entire Apartment with a single touch
- Automate lighting to respond to a given schedule without any touch
- Create personalised lighting atmospheres and scenes in your home

MULTI ROOM AUDIO

- Incorporating discreet KEF ceiling speakers installed throughout the Apartment
- Sonos amplification and connectivity
- Sonos surround-sound home theatre system in Living area, including Arc Smart Home Cinema Sound Bar
- Easy access to home theatre, networked computers and audio content stored on any Android or iOS device

SMART CLIMATE CONTROL

- Heating and cooling controlled either within the home via the Control4 system, or remotely using Apple or Android devices
- Allows temperature adjustment in the rooms locally, or to adjust and set schedules from anywhere in the world

INTRUDER ALARM SYSTEM

- Smart intruder alarm system installed with various monitoring and upgrade options available

DOOR ENTRY SYSTEM

- Smart intruder alarm system installed with various monitoring and upgrade options available
- Operated via the Control4 Smart Home Automation System
- Providing crisp, clear display on the touchscreen provided, or on a Smartphone allowing you to communicate, accept or ignore - even if away from the Apartment

GENERAL

- Dressing room to Master Bedroom furnished by Varenna Poliform
- Feature furniture throughout including wall shelving, television cabinets, wardrobes, drawer units etc all by Varenna Poliform
- Electronically-operated opening glazed roof to the Conservatory area
- Recessed and seamless LED ceiling downlighting throughout
- Feature lighting above Kitchen island and Dining area table
- Shadow gap detailing to both ceilings and floors
- Oversized and frameless doors
- Combination of large-format porcelain tiling and velvet carpeting
- Feature lighting throughout
- Wired for electronically-operated curtains and blinds
- Oak grained decking and cladding to terraces
- Terraces include separate power and water supplies
- Cat6 data-wiring infrastructure
- Mains operated and linked Nest smoke and fire detection system
- Pre-wired for Sky and terrestrial television platforms
- Ultrafast broadband installed
- Fully insurance-backed ten-year structural warranty

W A L K T H R O U G H



OPENS IN NEW WINDOW

ENQUIRIES

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ENERGY PERFORMANCE CERTIFICATE (EPC)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		